

SPACE FOR LEASE

# 2520 Airport Rd

COLORADO SPRINGS, CO



## PROPERTY SUMMARY

### SPACE FOR LEASE:

All Available Rooms	<b>9,526 RSF</b>	\$7,519/mo + NNN
Rooms 20 & 22	<b>1,321 RSF</b>	\$1,541 / mo + NNN
Rooms 28 & 29	<b>1,463 RSF</b>	\$1,463 / mo + NNN
Room 15 & Small Office	<b>1,641 RSF</b>	\$1,914 / mo + NNN
Rooms 33, 35, & 42	<b>3,679 RSF</b>	\$3,679 / mo + NNN
Rooms 35 & 42	<b>2,443 RSF</b>	\$2,850 / mo + NNN
Kitchen	<b>1,422 RSF</b>	Add-On Available \$1,200 / mo + NNN

Gym **6,761 RSF** \$6,000/mo + NNN

Smaller Combinations Available; See Map on P2 for Full Availability

BUILDING SIZE: 30,818 SF

ZONING: PBC

PARKING: Surface Lot

- Modular Layout for Schools, After-School Programs, Sports Clubs, and Growing Businesses
- Located at the intersection of Circle & Airport, with visibility and accessibility from all directions

## PROPERTY SUMMARY

### DRIVE TIME - MINUTES:

	<b>5 MIN</b>	<b>10 MIN</b>	<b>15 MIN</b>
2023 Est. Population	15,093	122,987	284,462
2023 Est. HHs	6,273	48,925	109,828
2023 Est. Avg. HH Income	\$66,562	\$71,377	\$82,998

### RADIUS - MILES:

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Est. Population	15,537	126,740	267,385
2023 Est. HHs	6,245	49,516	104,391
2023 Est. Avg. HH Income	\$65,174	\$71,407	\$83,043

VPD CIRCLE: 29,000

VPD AIRPORT: 15,407

Source: Esri, Esri-Data Axle, U.S. Census



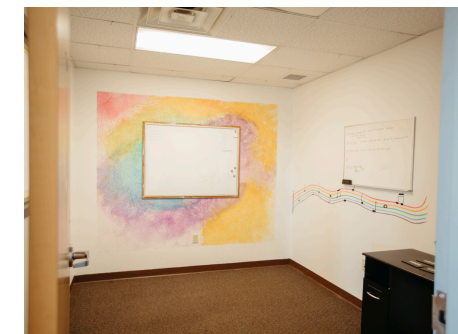
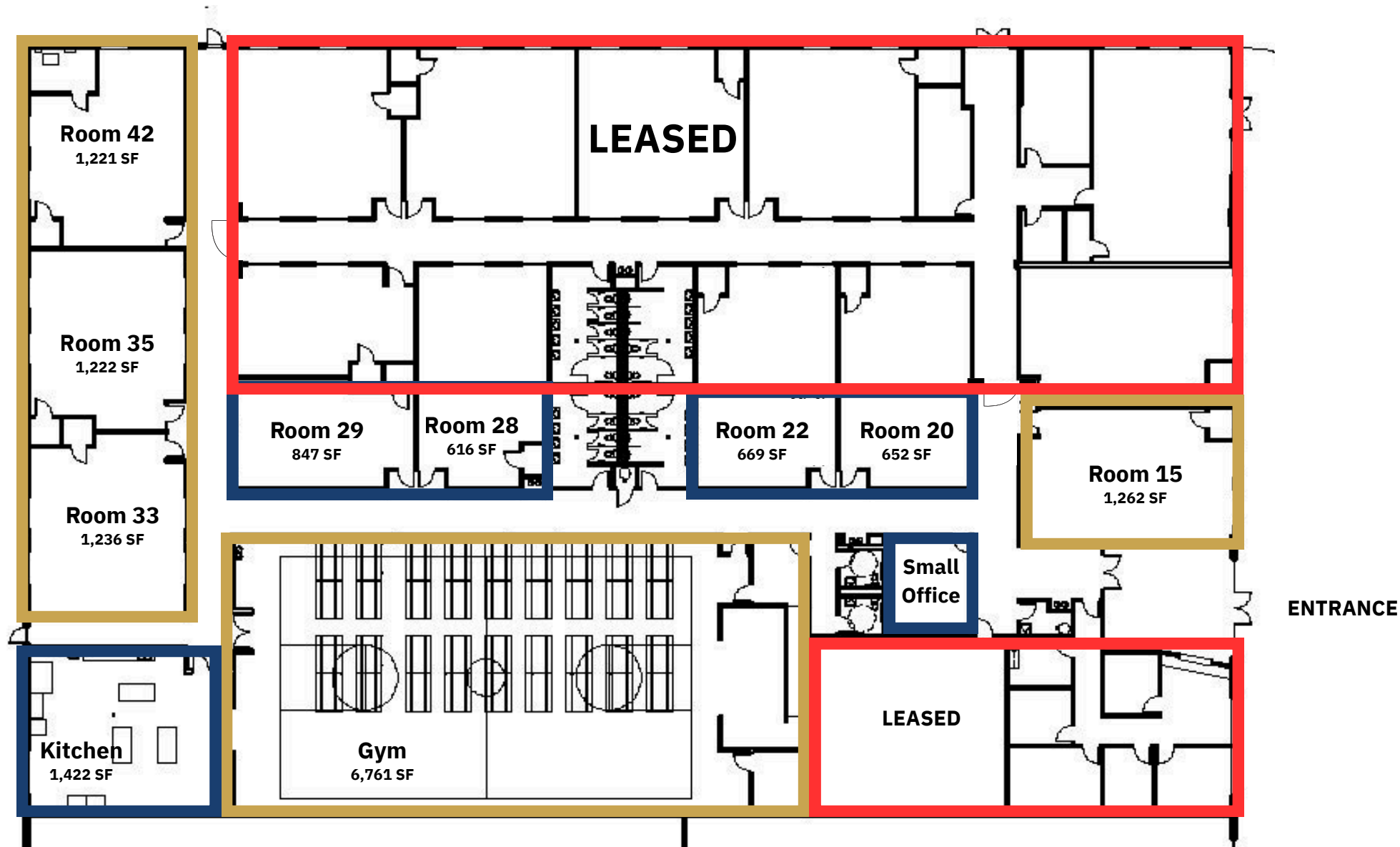
**Craddock  
Commercial**  
Real Estate LLC

**Mike or Matt Craddock**

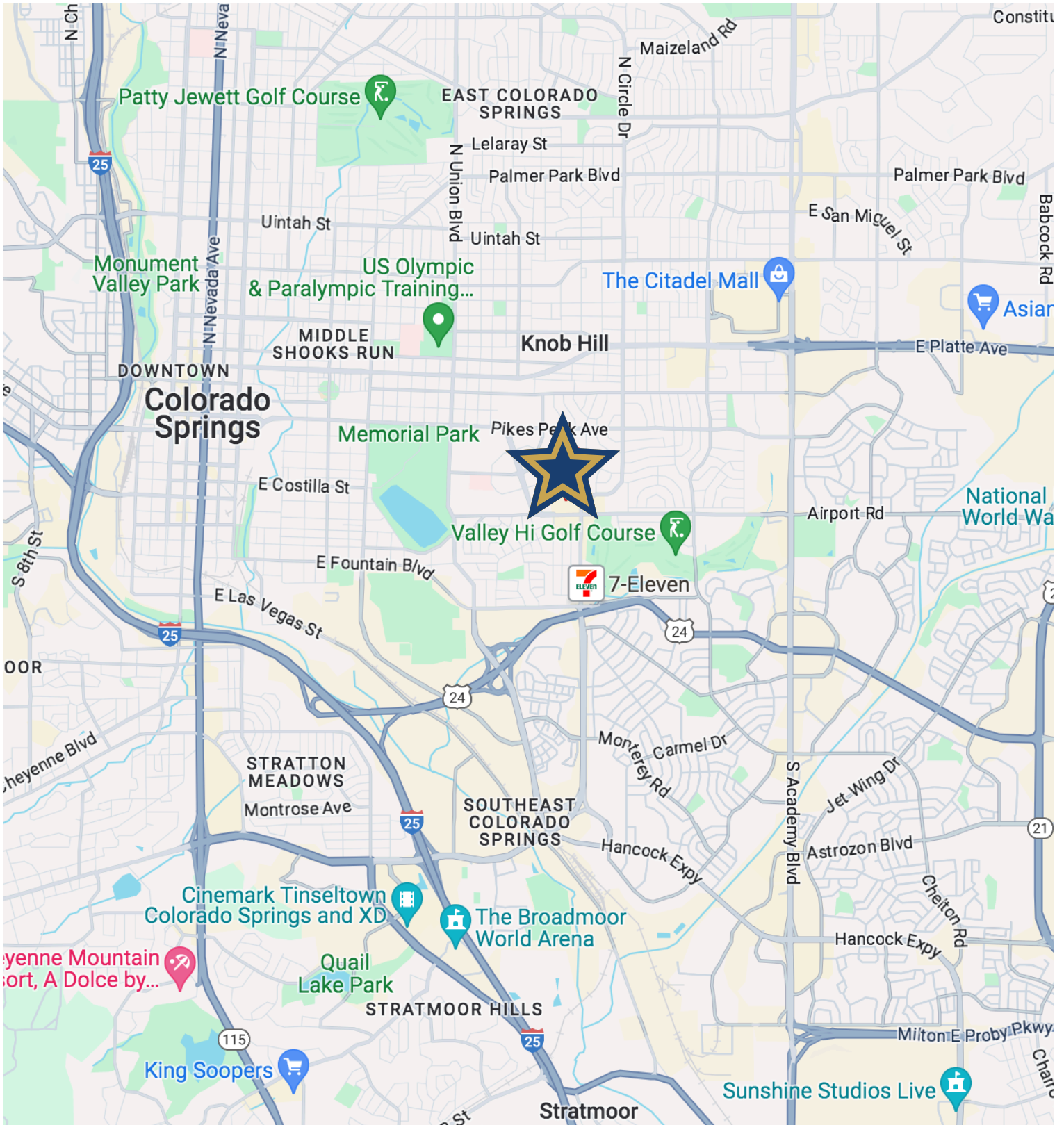
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# SURROUNDING AREA



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